

Prepared by and Return to:
Realty Title and Escrow
1326 Goodman Road
Southaven, MS 38671
(662)536-1770
File No. 06060418

11/08/06 9:24:56
BK 543 PG 750
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

Larry Day Home Builders, LLC

- Grantor(s)

James Rodgers and Indigo Mwangi

- Grantee(s)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Larry Day Home Builders, LLC does hereby sell, convey and warrant unto James Rodgers and Indigo Mwangi, as joint tenants with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 3, DeSoto Farms North Subdivision, situated in Section 28, Township 3 South, Range 5 West, as shown on plat of record in Plat Book 70, Page 30-35 in the Chancery Clerk's Office of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 3rd day of November, 2006.

Larry Day Home Builders, LLC

BY: Larry Day

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Before me, the undersigned Notary Public in and for said State and County, personally appeared Larry Day, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be chief manager (or other officer authorized to execute the instrument) of Larry Day Home Builders, LLC, the within named bargainor, a limited liability company, and that such person as such chief manager (or other officer authorized to execute the instrument), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as chief manager (or other officer authorized to execute the instrument).

Witness my hand and seal this 3rd day of November, 2006.

Dennis M. Taylor
Notary Public

My Commission Expires: June 12, 2008

(SEAL)

Grantors' Address:

405 Golden Way Drive
Coldwater, MS 38618

H -

W - 901-825-8504

Grantees' Address:

14109 Glyn Valley
Byhalia, MS 38611

H - ~~0000~~ 901-219-1244

W -

Realty